

2025-004228

Klamath County, Oregon

06/04/2025 09:40:01 AM

Fee: \$87.00

After recording return to:

Melissa P. Lande
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

**Until a change is requested, all tax Statements
shall be sent to the following address:**

Beth D. Henkelman, Trustee
Gary T. Williams, Trustee
137381 Main Street
Crescent, Oregon 97733

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

BETH D. HENKELMAN, Grantor, conveys to **BETH D. HENKELMAN and GARY T. WILLIAMS, Trustees, or the Successor Trustee of the Barry Winkelman Trust UTA dated June 3, 2025**, Grantees, the real property located at 137381 Main Street, Crescent, Oregon 97733, being more particularly described as follows:

Lots 1, 2 and 3, Block 9, CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH a portion of vacated Main St. and Franklin St.

SUBJECT TO: All encumbrances, easements and restrictions of record.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[SIGNATURE AND NOTARY PAGE FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the date set forth below.

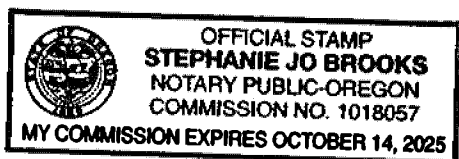
DATED: June 3, 2025


Grantor:


BETH D. HENKELMAN

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on June 3, 2025, by BETH D. HENKELMAN.




Notary Public for Oregon